

**महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,
१९६६ चे कलम - ३७ (१ए) अन्वये नागपूर
विकास नियंत्रण नियमावलीतील फेरबदलाबाबत.**

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय:- क्रमांक:टिपीएस- २४०६/४८१/प्र.क्र.५४/०६/नवि-१

मंत्रालय, मुंबई - ४०० ०३२.

दिनांक:- १० मार्च, २००६

शासन निर्णय:-

संबंधितची सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात
दिनांक २० मार्च, २००६ पर्यंत प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नागपूर

(मुधाकर नांगर)

महाराष्ट्र शासनाचे उप सचिव

प्रति,

विभागध्यक्ष आद्युक्त, नागपूर विभाग, नागपूर

आद्युक्त, नागपूर महानगरपालिका, नागपूर

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे

उपसंचालक नगर रचना, नागपूर विभाग, नागपूर

जिल्हाधिकारी, नागपूर

सहायक संचालक नगर रचना, नागपूर शाखा, नागपूर

व्यवस्थापक शासकीय नृदंगालय, नागपूर

(त्यांना दिवनेली को. संबंधित शासकीय नोटीस महाराष्ट्र शासनाच्या असाधारण
राजपत्रात भाग-१ नागपूर विभागीय पुरवणी मध्ये दिनांक २०.३.२००६ पर्यंत प्रसिध्द करावी व
त्याच्या प्रत्येकी १० प्रती या विभागास आद्युक्त, नागपूर महानगरपालिका, नागपूर व संचालक
नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात)

✓ कक्ष अधिकारी (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना दिवनेली करण्यात येते को. सदर सूचना विभागाच्या वेबसाईटवर प्रसिध्द

करावी.

निवडनसली (कार्यालय नवि-१)

**Maharashtra Regional and
Town Planning Act, 1966.**

- Notice under section 37(1AA) of
- Modification to Development
Control Regulation for Nagpur

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated: 10th March, 2006.

NOTICE

No. TPS-2400/441/CR-54/06/UD-9

Whereas the Development Control Regulations of Nagpur Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by the Government vide Urban Development Department Notification No. TPS-2400/1684/CR-192/2000/UD-9 dated 31st March, 2001, under section 31(1) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") to come into force with effect from 9th April, 2001;

And whereas as there are existing Industries in Municipal Corporation area which are not running at present and various requests from applicant to allow to develop the land for the Residential purpose are being received and there is no provision in the sanctioned development control regulations in this regard;

And whereas, Government has carefully examined the provisions of other Municipal Corporation and found it expedient in the public interest to modify these regulations. Govt. also found it expedient to take recourse to the provisions contained in the section 37 (1 AA) of the said Act;

Now therefore in accordance with the provisions contained in section 37(1AA) of the said Act, Govt. hereby publish this notice for inviting suggestions and objections to the proposed Regulations contained in Schedule-A from the public with reasons thereof within 30 (thirty) days from the date of publication of the notice in Maharashtra Government Gazette. The suggestions and objections shall be addressed to the Dy. Director of Town Planning, Nagpur Division, Nagpur, Old Secretariat Bldg. Civil Lines Nagpur who is hereby appointed as an officer under section 162 of the said Act and authorised to hear the suggestions and objections which may be received within the aforesaid stipulated period and submit his report to Govt. The suggestions and objections received within the aforesaid stipulated period will only be considered by Govt.

Notice-

- I) A copy of the proposed modification i.e. Schedule-A is kept open for inspection by the general public in the offices of the following offices on all working days during working hours:
- 1) Dy. Director of Town Planning, Nagpur Division, Nagpur.
 - 2) The Municipal Commissioner, Nagpur Municipal Corporation, Nagpur.
- J) This notice is also available on Dept's web site www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,



(Sudhakar Nangnure)
Deputy Secretary to Government

SCHEDULE-A

(Accompaniment to notice No. TPS- 2406/441/CR 54/06, dated 10th March, 2006 shall be added in regulation No. 14.2

Modification No. 1

14.2.1 Notwithstanding anything contained above -

- a) With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in the industrial zone may be permitted to be utilised for an office or commercial purposes.
- b) With the previous approval of the Commissioner, any open land or lands or industrial lands in the Industrial zone may be permitted to be utilised for any of the permissible users in the Residential zone (R-1 zone) or the Residential zone with shop line (R-2 Zone) or for those in the Commercial zone (C1 & C2 zone) subject to the following:
 - i) The conversion of Industrial Zone to Residential Zone in respect of closed industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner.
 - ii) The layout or sub division of such land admeasuring about 2.00 Ha. shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out post and such other amenities, as may be considered necessary, will be provided therein.
 - iii) (I) In such layouts or sub-divisions having area more than 2 Ha but less than 5 ha., 20% land for public utilities and amenities like electric sub-station, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided.
 - iv) In such layout of sub-division each more than 5 Ha. in area, 25% of land for public utilities and amenities like electric sub station, Bus station, sub post office, police outpost, garden, playground, school, dispensary and such other amenities shall be provided. These areas will be in addition to the recreational space as required to be provided under these regulations.

- v) The required segregating distance as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purpose.
- vi) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or commercial zone.
- vii) Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No. 29 or FSI of the same shall be available for utilisation on the remaining land.

Note :

- I) Conversion from Industrial zone to residential / commercial zone shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Mixed user shall not allowed.
- II) The existing reservation of Development Plan, if any, (within the percentage mentioned above, for public amenities and utilities) will be extinguished and they will be covered in new regulation.
- III) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq. mtrs.

Modification No.2

Following proviso shall be added in regulation no. 29.14.1

"However, in case of Development permission under regulation No. 14.2.1, such FSI on the receiving plots under prescribed regulation shall be allowed to 100% of the gross plot area without deducting the required public amenity space."

Modification No. 3

Regulation No. N-2.8(C) is deleted and substituted as follows-

"FAR Permissible shall be 2.5 for purely Industrial user."

(Sudhakar Mangnure)

Deputy Secretary to Government